

Delegated Report		Analysis sheet		Expiry Date:	30/12/2016
		N/A		Consultation Expiry Date:	09/12/2016
Officer			Application Number(s)		
Nora-Andreea.Constantinescu			2016/5339/P		
Application Address			Drawing Numbers		
2 Charlton King's Road London NW5 2SA			2CKR/01; 2CKR/02; 2CKR/03; 2CKR/04; 2/4CKR/05; 2/4CKR/06; 2CKR/07; 2CKR/08; 2CKR/10A; 2CKR/11A; 2CKR/12A; 2CKR/13A; 2CKR/14A; 2CKR/15B; Design and Access Statement.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Mansard roof extension to single family dwelling (Class C3).					
Recommendation(s):		Refuse			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	Site notices Press notices	18/11/2016 – 09/12/2016 17/11/2016 – 08/12/2016	No. of responses	1	No. of objections	0
Summary of consultation responses:	One letter of support has been received in relation to the proposed scheme, on the following grounds: -the property is not in a conservation area and therefore there is no local policy guidance to say roof extensions are unacceptable in this instance -there are a multitude of similar extensions in the area -many of these extensions are in conservation areas e.g. Willes Road or Quadrant Grove etc. -this terrace of 5 units includes a property with a recent roof extension -the owner of no 6 Charlton Kings Road is also considering a roof extension planning application -the other roof extensions in the road and the area were not all built at the same time – they must all have been unimpaired at some time					
Kentish Town Neighbourhood Area	There have been no responses received.					

Site Description

The application site is located on the eastern side of Charlton King's Road, in close proximity to the crossroads with Leighton Road. The property is not listed and it does not lie within a conservation area but it is part of Kentish Town Neighbourhood Plan.

The property is part of a row of 4 terraced properties part of the Camden Local Listing which identifies them as having a local significance. The 5th one in the row, no 10, has a different appearance and projects further to the rear, with a smaller width than the others, and gated access through the ground floor to the rear. The rear of this row of terraced properties used to be used a builders yard which has been recently developed into a row of terraced properties as approved under planning permission 2008/3336/P.

Camden's Local List describes the terraced row as: *Terrace of four mid 19th century houses, two storey, rendered elevations, bay windows at ground floor and set behind shallow front gardens. Good quality detailing includes quoins at southern end, architraves and cornice. (No. 10 was constructed as part of the group but left brick fronted with vehicular access to the mews behind and a single large window above. Recent changes have eroded the contribution that this makes to the visual integrity of the group).*

Relevant History

No planning history in relation to the application site

4 Charlton King's Road

2016/5338/P - Mansard roof extension and single storey rear extension to single family dwelling (Class C3). Determination pending

Planning applications for mansard roof extension within the surrounding area:

36206 - 34 Charlton Kings Road, NW5 - The erection of a roof extension to provide one additional habitable room to the existing single family dwelling house. – Granted – 31/08/1983

8802519 - 28 Charlton Kings Road NW5 - Erection of a roof extension and roof terrace to a single family dwelling as shown on drawing nos 88003/02 03 04 05 11 12a 13 14a and 15a as revised on 08.02.89. – Granted - 21/02/1989

2004/4277/P - 11 Charlton King's Road, NW5 2SB - Erection of mansard roof extension to single dwelling house. – Granted – 29/11/2004

2004/2833/P - 13 Charlton King's Road - Erection of an additional floor at roof level. – Granted - 24/08/2004

2005/0767/P - 9 Charlton King's Road – Construction of a third floor mansard roof extension with rear roof terrace to dwellinghouse. – Granted – 11/05/2005 – resubmitted under planning application **2010/2837/P** and Granted – 21/07/2010

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

Local Development Framework

Core Strategy (2011)

CS5 – Managing the impact of growth and development

CS15 – Promoting high quality places and conserving our heritage

Development Policies (2011)

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Supplementary Guidance

CPG 1 – Design (2015)

Section 5 – Roofs, terraces and balconies

CPG 6 – Amenity (2011)

Section 7 – Overlooking, privacy, outlook

Camden's Local List (2015)

Camden Local Plan Submission Draft 2016

The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

Policy G1 – Delivery and location of growth

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy D2 - Heritage

Policy CC1 – Climate change mitigation

Policy DM1 – Delivery and monitoring

Kentish Town Neighbourhood Plan (2015)

Policy D4 – Non-designated heritage assets

Proposal

The current proposal seeks the erection of a mansard roof extension which would create a 3rd floor.

The proposed scheme has been revised through the removal of the front terrace and of the third storey extension on the existing two storey addition.

The main planning considerations are:

- Design and appearance
- Neighbouring Amenity

Design and appearance

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.

CPG1 (Design) states that a roof alteration is likely to be unacceptable where there are complete terraces or groups of buildings with a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves addition to the whole terrace or group as a coordinated design. Furthermore, it stresses that a roof alterations would be unacceptable if there is an unbroken run of valley roofs.

The application site is part of a row of locally listed terraced properties (Nos.2,4,6 and 8), with an unbroken run of valley roofs, largely unimpaired by extensions or alterations other than rooflights at main roof level. A half width elevation (known as No.10) adjacent to number 8 allows access through the ground floor to the properties at nos 1 to 5 Beaumont Mews. No 10 has been extended with a small roof extension as part of the development at Beaumont Mews (application reference no 2008/3336/P); however, this roof extension does not create an additional storey, it is not visible from the streetscene, it is greatly set back from the front parapet and continues with the same height as the building at nos. 12-14, which is approximately 0.6m beyond the parapet wall of the adjacent terraced at no 8. As such, due to this roof extensions' design, projection, location and position and that it relates to a property not part of the terrace group, it is considered that the roof extension at no 10 does not represent an appropriate guide for development at this level for Nos.2,4,6 and 8. Furthermore, Camden's Local List does not recognise no.10 as being part of this terrace group, or having local significance.

The application site is located the end of terrace, located in a prominent location as it can be seen from the crossroads of Charlton King's Road with Leighton Road to the south and Torriano Avenue towards the west. Charlton King's Road is a curved back street with properties that appear to be more subordinate than the ones on the main roads at the south and west of the application site. It is therefore considered that the proposed mansard roof would harmfully impact the streetscene views from both Torriano Avenue and Leighton Road towards Charlton King's Road, and would unbalance the hierarchy given by the nature of the urban landscape. The Council considers it particularly important to preserve the roofline of this terrace given its great visibility from the two main roads.

Charlton King's Road appears to be a mixed and quite fragmented street in terms of the typologies of properties. Within this context, the pattern of the existing roofscape along the west and north-west side of Charlton King's Road, particularly Nos. 20, 22, 24, 26, 30, 38, 40, have not been so strongly influenced by Nos. 28, 32, 34, 36 which have mansard extensions to have become established, as the dominant roof form, particularly amongst Nos. 2, 4, 6, 8. Just two of the properties extended with

mansards have received planning permission. Furthermore, the groups of properties that have been extended are not visible from the main roads which border Charlton King's Road. It is therefore imperative for the Council to consider that the group of which the application site is part of has to be protected and retained in assessment of current planning policy.

The proposed mansard extension has been revised and appears to be in line with the guidance included in CPG1 (Design), in relation to the internal height of the lower pitch slopes, projection behind the existing parapet, sloped angle of 70degrees, with rooflights to the front and rear; however, the upper pitch of the mansard roof as well as the overall volume would greatly project beyond the existing parapet wall, causing significant harm to the host dwelling and row of terraced properties as seen from the corner with Leighton Road and Torrington Avenue.

It is acknowledged that an application for a similar proposal has been put forward for no 4 Charlton King's Street (Ref: 2016/5338/P). It is considered that the combination of the two mansard roof extensions at nos 2 and 4 would still harmfully affect the appearance of the host property and would impair the existing unbroken run of valley roofs. Taking into consideration the prominent views of the application site and the adjacent property at no 4, the mansard roof extensions would harm the street views from the crossroads with Leighton Road and Torriano Avenue. It is noted that further consideration might be given to a joint application for all 4 terraced properties part of this group, as it might introduce a more coherent and consistent development.

The Kentish Town Neighbourhood Plan supports thorough policy D4 (Non-designated heritage assets) the Camden Local List which amplifies the desirability of protection and retention of the properties identified as such.

In consideration of CPG1 (Design), roof alterations or additions are likely to be unacceptable in the following circumstances:

- There is an unbroken run of valley roofs
- Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a co-ordinated design;

Within the preceding context, the roof extension, by virtue of its location within a group which remains largely unimpaired and position of over prominence, being the subject of clear and direct views (both public and private) from Leighton Road and Torriano Avenue and nos. 1 to 5 Beaumont Mews at the rear, would be contrary to policy and shall be refused.

Neighbouring Amenity

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that any proposed development protects the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to the amenity and that any development should avoid harmful effects on the amenity of existing and future occupiers and to nearby properties. CPG6 seeks developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers".

The application site as well as the other properties in the row, nos 4, 6, 8, are bordered to the rear by a row of terraced properties at nos 1-5 Beaumont Mews, developed in accordance with planning permission 2008/3336/P. Due to the site constraints these properties have been designed and implemented with terraces at the second floor to provide amenity space. There are some overlooking concerns from the rear window of the mansard extension into these terraces; however, it is not considered that any impact would be significant, due to the distance between the window and the terraces.

Recommendation

Refuse planning permission.